



Homes removed from service by reason as at 30 June 2025



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Demolition Process	Redevelopment Process	Sales & Lease Expiry	
State Housing	341	301	59	171	607	1,479
Supported Housing	19	2	9	12	10	52
Total	360	303	68	183	617	1,531

Footnotes:

- Supported Housing consists of properties used for Community Group Housing (CGH) and Transitional Housing.
- There are 617 properties in the Sales and Lease Expiry Column. 585 are pending sale and 32 are lease expiries.
- For additional commentary regarding the above table, please refer to the glossary below.
- Total Kāinga Ora stock of all housing types as at 30 June 2025 was 78,164 properties.
- As at the date of publication, all figures in this table are subject to an end-of-financial-year audit.

Homes removed from service

Those homes that are in the process of being redeveloped/demolished, retrofitted, having major repairs or being disposed of

Unavailable Homes - in construction

Major Repairs

Homes removed from service because they have been significantly damaged, e.g. fire, chemical or natural hazard. Some are under repair, while others will be pending a decision on their future.

Retrofit Process

Part of the renewal programme to bring old homes up to modern standards and realign the portfolio to match the needs of its customers, optimise land use, & increase New Zealand's total housing stock. Includes homes being used as temporary accommodation* while tenants existing homes are being retrofitted.

Redevelopment / Disposal

Redevelopment process

These are homes that have been tagged for redevelopment, are waiting on final investment planning to be completed and a business case approved before being demolished. A fixed term tenancy is impracticable due to timeframes and or costs.

Demolition Process

These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.

Sales & Lease expiry

Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.